



OFFERING MEMORANDUM

For Sale | Free Standing QSR

Absolute NNN Jimmy John's

4248 South Dale Mabry Highway, Tampa, FL 33611



COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

5330 George Street | New Port Richey, FL 34652
727.376.4900 | cap-reaty.com

PRESENTED BY:

Heidi Tuttle-Beisner, CCIM

Broker/Owner

Cell: 727.992.1674 Email: htuttle@cap-reaty.com

Caroline Mitchell

Michael Saunders & Company

Cell: 913.787.3131

Email: carolinemitchell@michaelsaunders.com



ABSOLUTE NNN JIMMY JOHN'S FREE STANDING QSR PROPERTY

4248 SOUTH DALE MABRY HIGHWAY, TAMPA, FL



OFFERING SUMMARY

Sale Price:	\$1,795,000
Cap Rate:	5.8%
NOI:	\$104,000
Lot Size:	0.48 Acres
Year Built:	2011
Building Size:	2,062 SF
Zoning:	PD (Planned Development)
Market:	Tampa-St. Petersburg MSA
Submarket:	South Tampa
Traffic Count:	33,000 VPD

PROPERTY OVERVIEW

This standalone Jimmy John's, featuring a drive-thru, offers an exceptional investment opportunity in this busy South Tampa retail corridor. The Tenant currently pays \$104,000 in annual rent, and the lease is structured as an Absolute NNN Lease, requiring zero landlord responsibilities. With a secure 10-year lease term, the agreement features a 10% rent escalation after Year 5 and two (2) five-year renewal options with 2.5% annual rent increases, providing consistent income growth.

The property is situated on a 0.48-acre outparcel of Lowe's Home Improvement Store, enhancing its visibility and benefiting from the high traffic generated by the national retailer. Located at a lighted intersection along South Dale Mabry Highway, the site sees traffic counts of 33,000 vehicles per day, which have grown by 6.5% year over year, further contributing to its excellent accessibility and exposure.

Additionally, the Jimmy John's operator is a well-established franchisee, operating a total of 78 Jimmy John's locations throughout the United States, adding to the strength and stability of the tenant.

This prime location, within the Tampa-St. Petersburg MSA, is surrounded by major national retailers and residential communities, making it an ideal property for investors seeking long-term, stable cash flow in a high-growth market.



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ABSOLUTE NNN JIMMY JOHN'S SITE DESCRIPTION

4248 SOUTH DALE MABRY HIGHWAY, TAMPA, FL



SITE DESCRIPTION

This Jimmy John's restaurant is situated at a prime, lighted intersection along S. Dale Mabry Highway in the South Tampa district, offering excellent accessibility for both foot and vehicular traffic. The property is located on an outparcel of a Lowe's Home Improvement store, enhancing its visibility and benefiting from the steady flow of customers to the adjacent retailer.

The lighted intersection is shared with The Grand Key Condominiums, a 400+ unit multifamily complex, providing a built-in customer base from the surrounding residential community. Daily Traffic Counts on S. Dale Mabry Highway reach 33,000 vehicles per day, reflecting a 6.5% Year over Year increase.

This location is part of a thriving commercial corridor and is surrounded by a strong mix of national and regional businesses, including Major Retailers such as Lowe's, Walmart Supercenter, Home Depot, and Target, along with National Restaurants Brands like Buffalo Wild Wings, Starbucks, Dunkin' Donuts, Chipotle, Chick-fil-A, Taco Bell, and Pizza Hut. Additionally, the property is close to the Britton Plaza Shopping Center, anchored by Publix, Marshalls, & Michael's, further reinforcing its prime positioning.

The combination of high traffic volume, strong visibility, and proximity to major retailers & residential developments makes this Jimmy John's location a highly desirable opportunity in one of Tampa's busiest retail areas.



ABSOLUTE NNN JIMMY JOHN'S LOCATION & PROPERTY INFORMATION

4248 SOUTH DALE MABRY HIGHWAY, TAMPA, FL

LOCATION INFORMATION

Street Address	4248 S. Dale Mabry Highway
City, State, Zip	Tampa, FL 33611
County	Hillsborough
Market	Tampa-St. Petersburg MSA
Sub-market	South Tampa
Cross-Streets	Dale Mabry Highway/US-92
Side of the Street	East
Signalized Intersection	Yes
Road Type	Highway
Nearest Airport	Tampa International Airport (TPA) - 7 Miles Away

PROPERTY INFORMATION

Property Type	Free Standing Retail
Property Subtype	Quick Service Restaurant
Zoning	PD (Planned Development)
Lot Size	0.48 Acres
APN #	A-04-30-18-9QS-000000-00002.0
Lot Frontage	148 ft
Lot Depth	184 ft
Traffic Count	33,000 VPD
Traffic Count Street	S. Dale Mabry Highway
Traffic Count Frontage	148



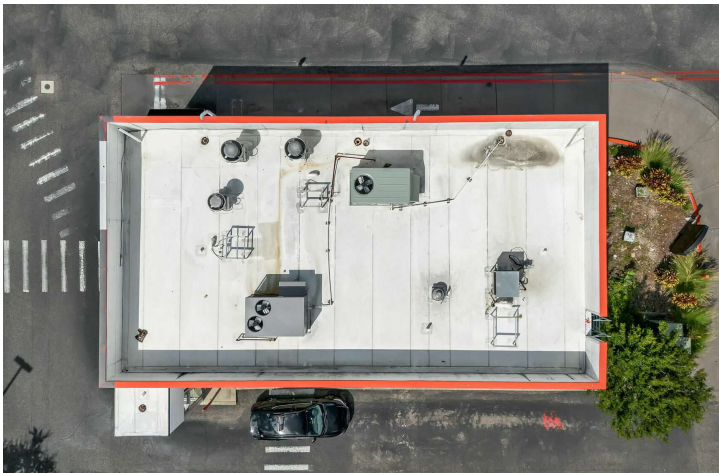
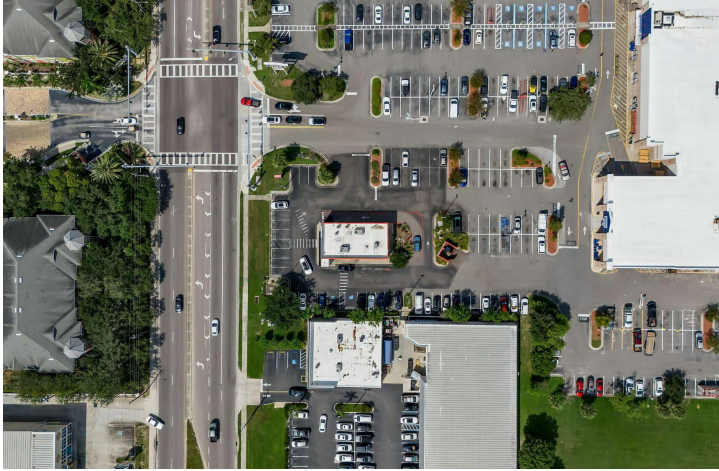


ABSOLUTE NNN JIMMY JOHN'S PROPERTY HIGHLIGHTS

4248 SOUTH DALE MABRY HIGHWAY, TAMPA, FL

HIGHLIGHTS

- Standalone Jimmy John's with Drive-Thru
- Lease Type: Absolute NNN
- Asking Price: \$1,795,000
- CAP Rate: 5.8%
- Term: 10-Years, Current Lease Term commenced June 7, 2024
- Rental Increase: 10% Escalation after Year 5
- Renewal Options: Two (2), 5-Year Options
- Option Rents: 2.5% Annual Increases
- Tenant operates a Total of 78 Jimmy John's Locations
- Intersection is shared with The Grand Key Condominiums, a 400+ Unit Multifamily Complex
- Lot Size: 0.48 AC Outparcel of Lowe's
- Traffic Count: 33,000 VPD at a Lighted Intersection
- Building Size: 2,062 SF
- Year Built: 2011
- Zoning: PD (Planned Development)
- Market: Tampa-St. Petersburg MSA
- County: Hillsborough





ABSOLUTE NNN JIMMY JOHN'S ADDITIONAL PHOTOS

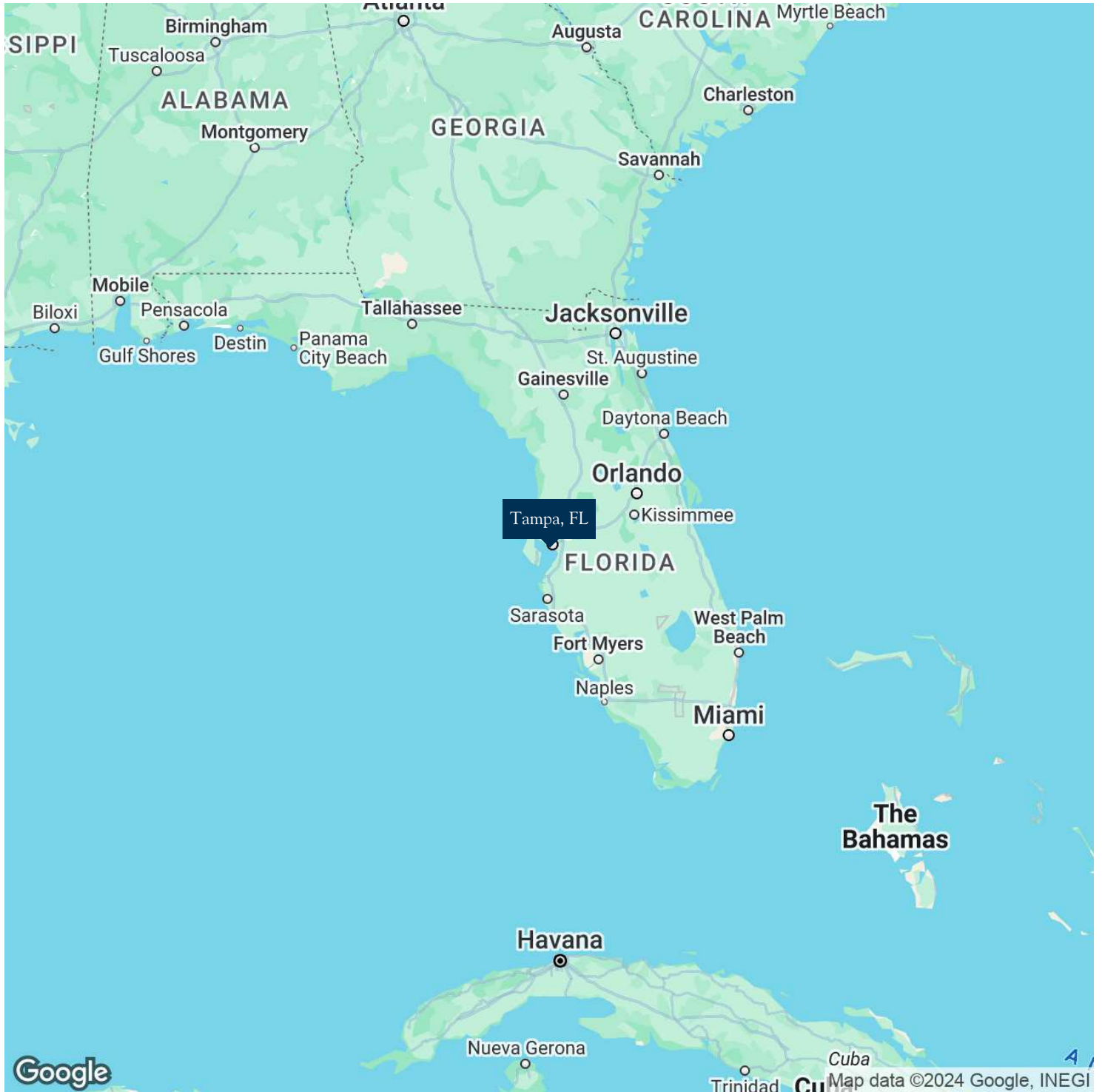
4248 SOUTH DALE MABRY HIGHWAY, TAMPA, FL





ABSOLUTE NNN JIMMY JOHN'S REGIONAL MAP

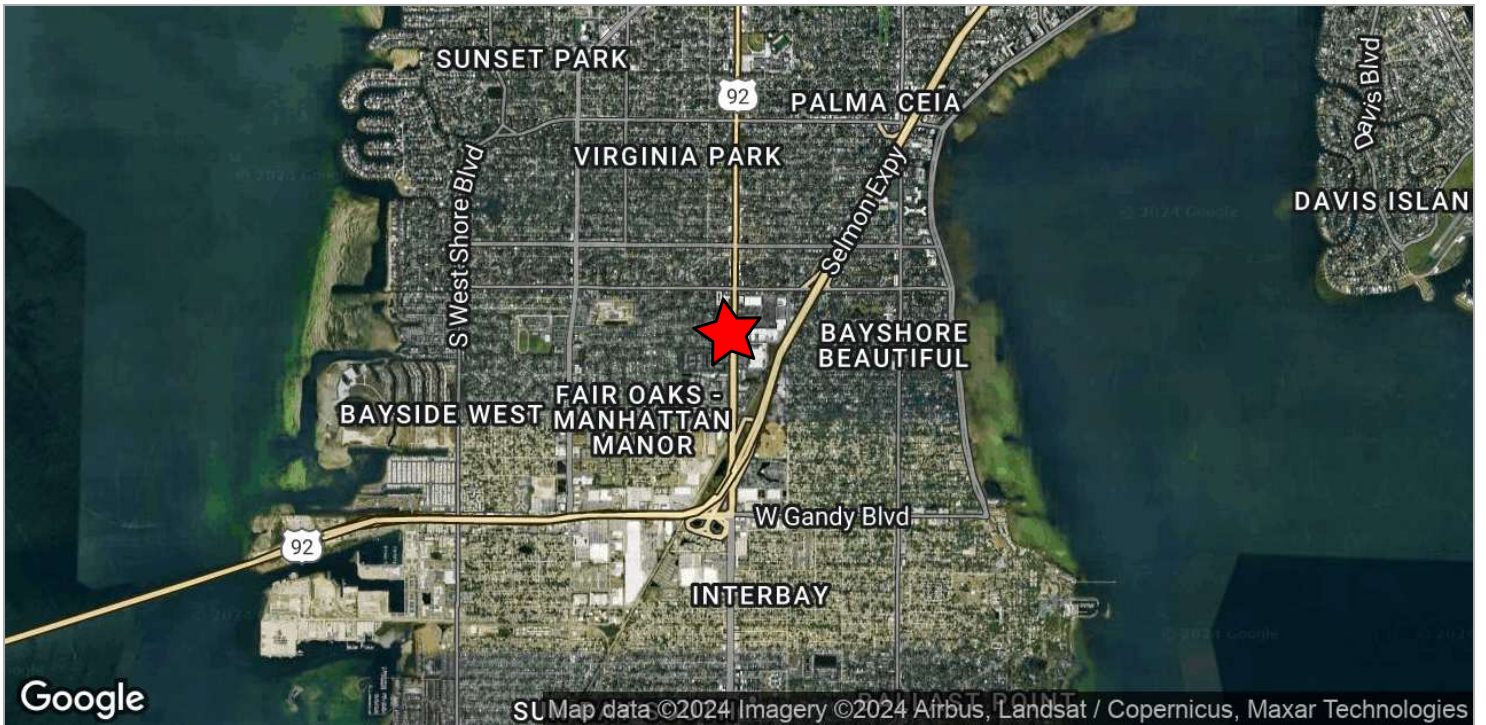
4248 SOUTH DALE MABRY HIGHWAY, TAMPA, FL





ABSOLUTE NNN JIMMY JOHN'S LOCATION MAPS

4248 SOUTH DALE MABRY HIGHWAY, TAMPA, FL





ABSOLUTE NNN JIMMY JOHN'S NATIONAL RETAILER MAP

4248 SOUTH DALE MABRY HIGHWAY, TAMPA, FL

